

# 6369 Montana Ave.

City of El Paso — Plan Commission — 07/12/2018

**PZRZ18-00013**

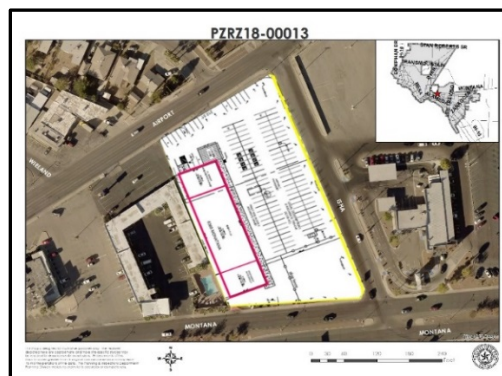
**Rezoning**



<b>STAFF CONTACT:</b>	Adriana Martinez, 915-212-1611, <a href="mailto:Martinezad@elpasotexas.gov">Martinezad@elpasotexas.gov</a>
<b>OWNER:</b>	Raymond Loustaunau
<b>REPRESENTATIVE:</b>	Ray Mancera
<b>LOCATION:</b>	6369 Montana Ave., District 3
<b>LEGAL DESCRIPTION:</b>	A Portion of Tract 5C6, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas
<b>EXISTING ZONING:</b>	A-1 (Apartment)
<b>REQUEST:</b>	To rezone from A-1 (Apartment) to C-4 (Commercial) to allow for Automobile (sales, service, storage and rental), restaurant, & retail
<b>RELATED APPLICATIONS:</b>	ZBA Case No. PZBA18-00024
<b>PUBLIC INPUT</b>	Planning has not received any communication in support or opposition to the rezoning request; Notices sent to property owners within 300 feet on June 27, 2018.
<b>STAFF RECOMMENDATION:</b>	Approval (see pages 2—4 for basis for recommendation)

**SUMMARY OF REQUEST:** The property owner is requesting a rezone from A-1 (Apartment) to C-4 (Commercial) to allow continued use of Automobile (sales, service, storage and rental), restaurant, & retail for the property located at 6369 Montana Ave. This request proposes to clean-up for a split-zoned parcel zoned A-1 (Apartment) & C-4 (Commercial). The property owner is requesting to rezone the A-1 (Apartment) portion into C-4(Commercial). The property is 0.761 acres in size, which features an existing 20,340 sq. ft. building. The current use of the property is an Automobile (sales, service, storage and rental), restaurant & retail.

**SUMMARY OF RECOMMENDATION:** The Planning Division recommends **APPROVAL** of rezoning the property from rezone from A-1 (Apartment) to C-4 (Commercial). The proposed zoning district is consistent with other commercial districts in the immediate area along Montana Ave., and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of the G-7, (Industrial and/or railyards) land use designation of Plan El Paso, the City's Comprehensive Plan.



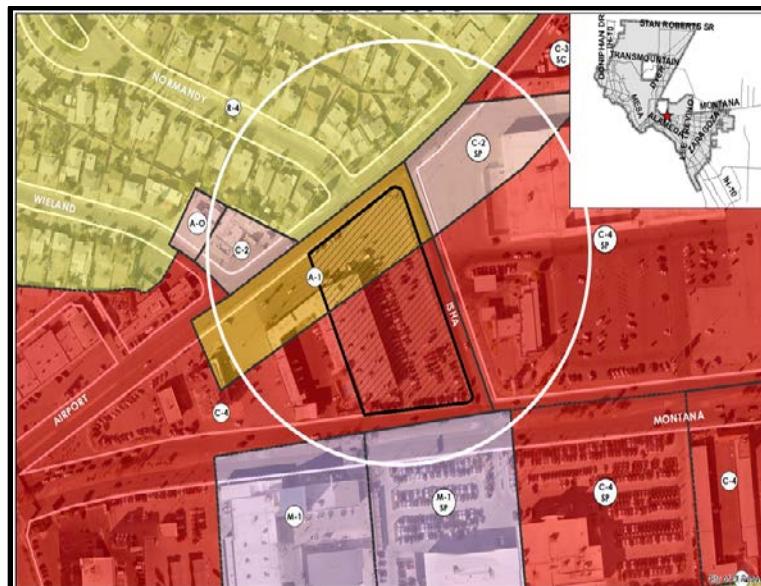
## DESCRIPTION OF REQUEST

The property owner is requesting a rezone from A-1 (Apartment) to C-4 (Commercial) to allow continued use of Automobile (sales, service, storage and rental), restaurant, & retail for the property located at 6369 Montana Ave. This request proposes to clean-up for a split-zoned parcel zoned A-1 (Apartment) & C-4 (Commercial). The property owner is requesting to rezone the A-1 (Apartment) portion into C-4(Commercial). The property is 0.761 acres in size, which features an existing 20,340 sq. ft. building. The current use of the property is an Automobile (sales, service, storage and rental), restaurant & retail. Access to the subject property is from Montana Avenue.

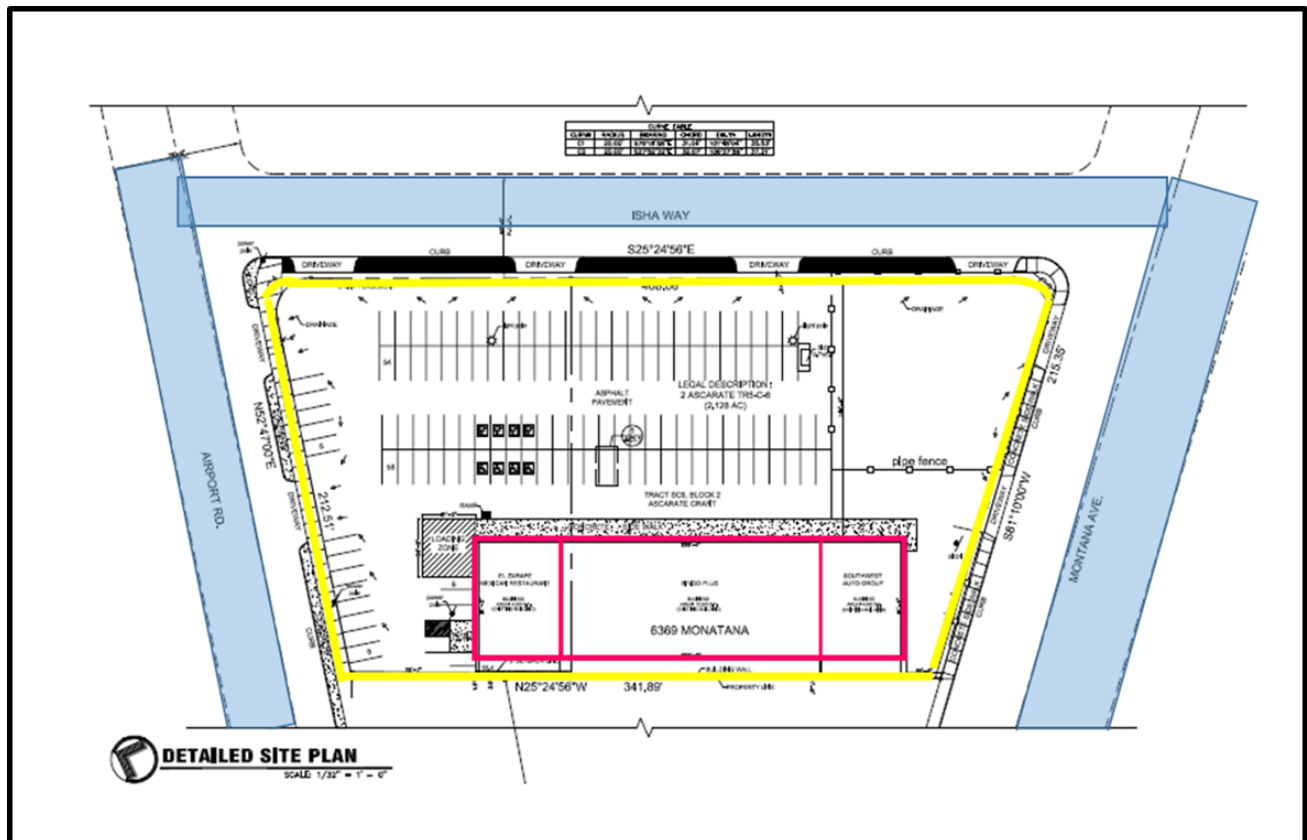
## REZONING POLICY

POLICY	DOES IT COMPLY?
<b><u>Compatibility</u></b> Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	Yes, the property is designated G-7, (Industrial and/or railyards) and meets the intent of similar zoning districts. The rezone is to clean up a split zone parcel into a full commercial lot.
<b><u>Plan El Paso</u></b> Properties located within 300 feet of the subject property have the same or similar zoning. The zoning district opens the opportunity for new commercial uses.	Yes, properties adjacent to the subject property are zoned R-4 (Residential), (Manufacturing/special permit), C-2/sp (Commercial/special permit), C-4/sp (Commercial/special permit), A-1 (Apartment) & C-4 (Commercial).

**NEIGHBORHOOD CHARACTER AND COMPATIBILITY:** The site is currently split zoned A-1 (Apartment) & C-4 (Commercial) and is currently being used, as an automobile (sales, service, storage and rental), restaurant & retail. Properties adjacent to the subject property are zoned R-4 (Residential), M-1/sp (Manufacturing/special permit), C-2/sp (Commercial/special permit), C-4/sp (Commercial/special permit) & A-1 (Apartment) & C-4 (Commercial). Surrounding land uses include dwellings, single-family, automobile (sales, service, storage and rental), car wash, full service, & a hotel/motel. The nearest park is Normandy Park (726 feet) and the nearest school is Hughey Elementary (1,030 feet).



**COMPLIANCE WITH PLAN ELPASO:** The proposed project is currently developed and is being used as an automobile (sales, service, storage and rental), restaurant & retail. The purpose of the application is to clean up the split-zoned parcel within the G-7, (Industrial and/or railyards) land use designation. Being a split-zoned parcel between an A-1 (Apartment) and a C-4 (Commercial) zone districts limits the uses and potential of the subject property, which is the main purpose for the rezoning request.



## RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p>G-7, (Industrial and/or railyards) G-7 – Industrial: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-militaryairfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso’s economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing railyards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.</p>	<p>Yes, the purpose of this project is to maximize the potential of the subject property, which is currently adjacent to existing heavy commercial developments.</p>

<b>ZONING DISTRICT</b>	<b>DOES IT COMPLY?</b>
C-4 (Commercial) Commercial uses intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. Provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the Central Business District, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.	Yes, automobile (sales, service, storage and rental) & retail are permitted uses in the C-4 (Commercial) district.
<b>POLICY</b>	<b>DOES IT COMPLY?</b>
<b>1.9.1:</b> Designate locations for industrial development in each planning area to reduce travel time for employees.	Yes, the applicant is proposing to rezone the parcel to a full commercial lot that is well-suited for light industrial facilities. The C-4 (Commercial) zone district has the potential to introduce new uses, new employment, and a variety of activities.

**SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING:** The lot is 212.51 ft. by 341.89 ft. (2.128 acres). The proposed development has a side encroachment that has been addressed by ZBA (Case # PZBA18-00024) all other dimensional standards are being met as required under the C-4 (Commercial) zoning.

**SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING:** The subject site is 2.128 acres in size and allows the proposed uses under the proposed C-4 (Commercial) zoning.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:** The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the C-4 (Commercial) district is to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. Provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. The regional economy depends heavily on manufacturing. The City of El Paso will designate ample land that is well-suited for industrial facilities that are best located north of the border and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. These policies apply to land in the G-7 "Industrial" growth sector on the Future Land Use Map.

**ADEQUACY OF PUBLIC FACILITIES AND SERVICES:** There is an existing 18-inch diameter sewer main extending along Airport Road, this main is located approximately 55-feet west of the western property line. No direct service connections are allowed to this water main as per the EPWU-PSB Rules and Regulations. This sanitary sewer main is available for main extensions.

**EFFECT UPON THE NATURAL ENVIRONMENT:** Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

**COMMENT FROM THE PUBLIC:** The subject property falls within the boundary of the Cielo Vista

Neighborhood Association and the El Paso Central Business Association both have been contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on June 27, 2018. Planning has not received any communication in support or opposition to the rezoning request.

**STAFF COMMENTS:** No objections to proposed rezoning. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

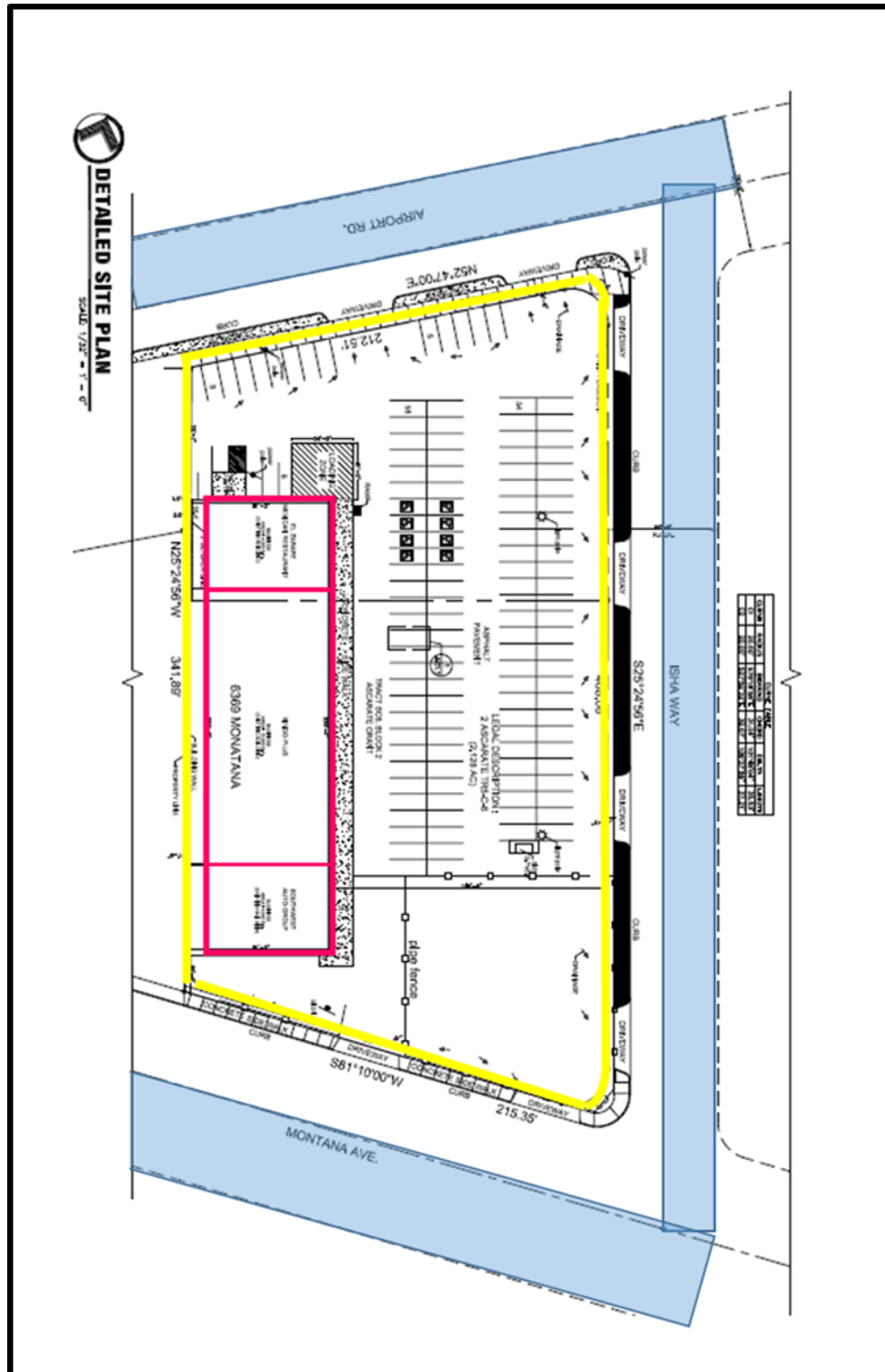
**OTHER APPLICABLE FACTORS:** Approval of the detailed site plan by the City Plan Commission constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

**ATTACHMENTS:**

1. Detailed Site Plan
2. Elevations
3. Zoning Map
4. Future Land Use Map
5. Department Comments
6. Public Notification Boundary Map

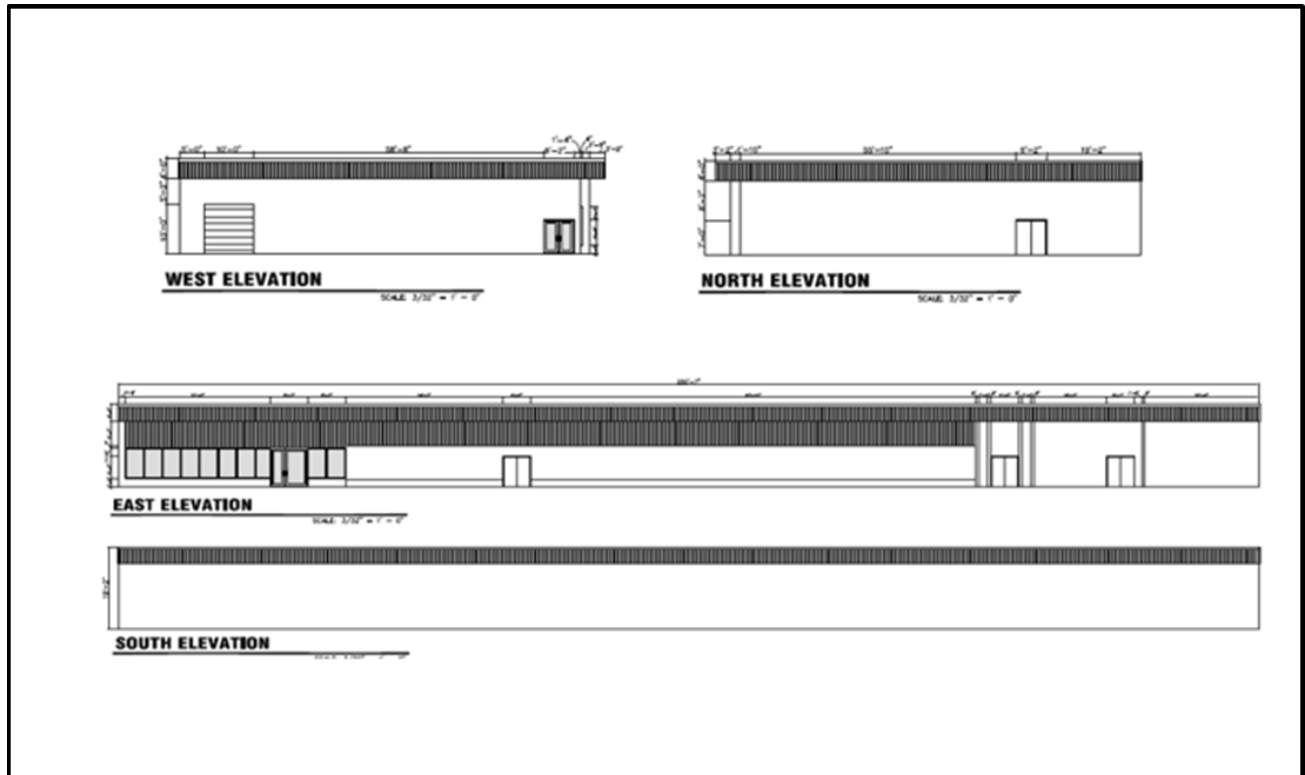
# **ATTACHMENT 1**

## Detailed Site Development Plan



## ATTACHMENT 2

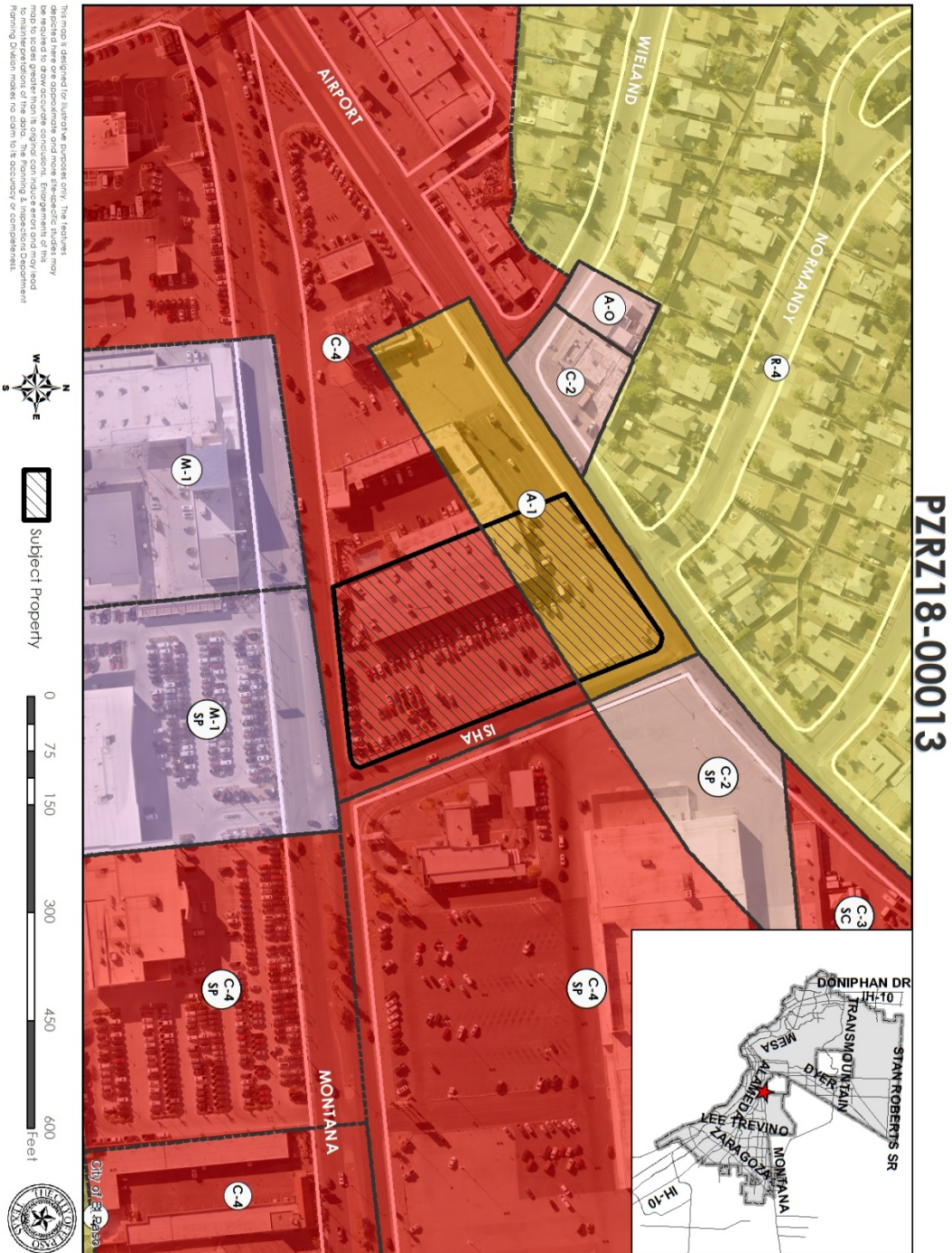
### Elevations





# ATTACHMENT 3

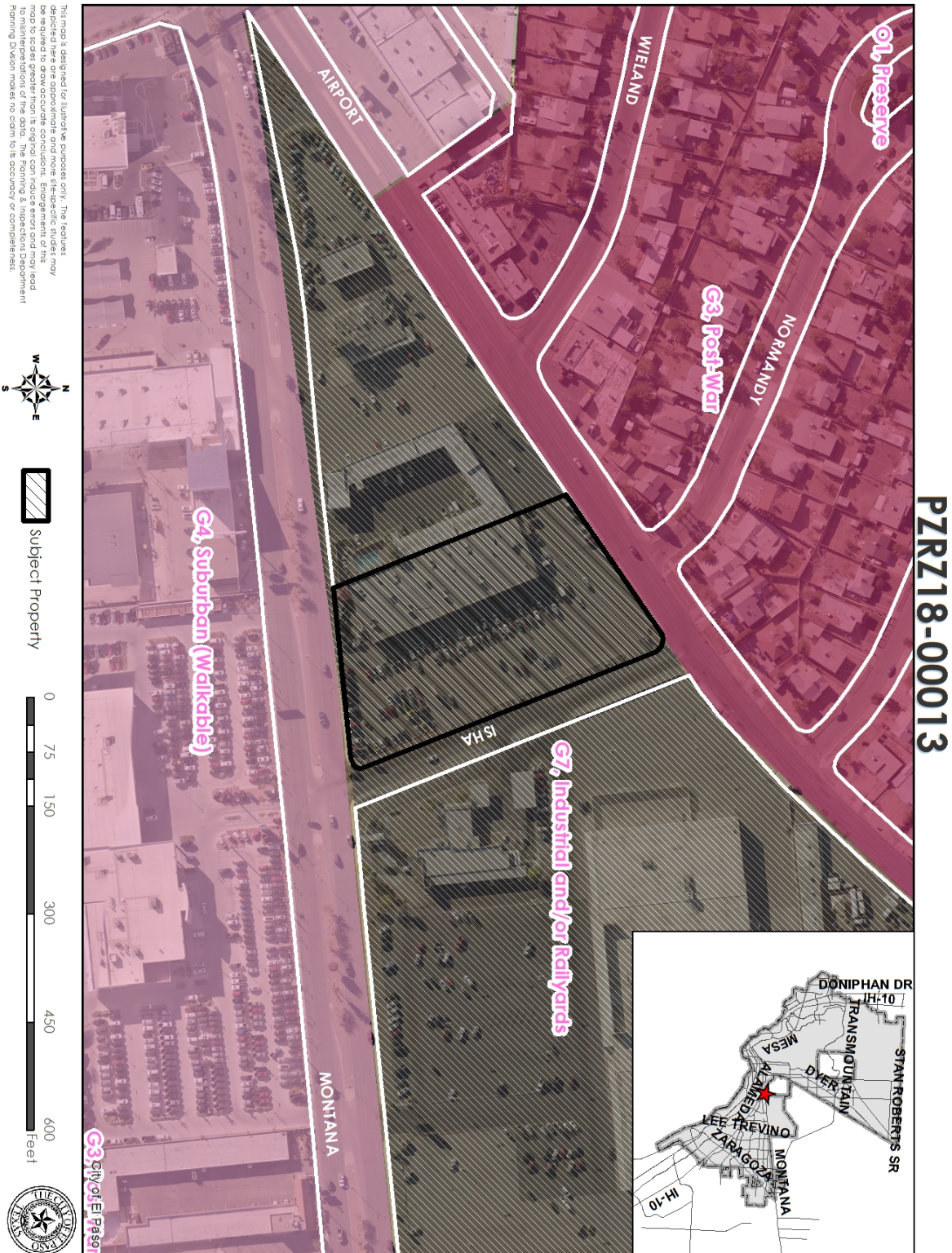
## Zoning Map





# ATTACHMENT 4

## Future Land Use Map



# **ATTACHMENT 5**

## **Department Comments**

### **Planning and Inspections Department- Planning Division**

No objections to rezoning.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

### **Planning and Inspections Department - City Development & Permitting- Landscape**

No objections to proposed rezoning

Note: Based on aerials of site, all improvements already exist and proposed rezoning is to clean up the split zoning.

### **Planning and Inspections Department - Land Development**

Recommends approval

Note:               1. Show existing stormwater runoff arrows on detailed site plan.  
                       2. Clarify if redeveloping or removing any existing buildings or structures

### **Sun Metro:**

Sun Metro does not oppose this request.

### **Fire Department**

Recommends approval

### **Police Department**

No comments submitted

### **TxDot**

No comments submitted

### **Streets & Maintenance**

A TIA is not required since we do not anticipate a change of more than one hundred trips from the proposed rezoning of this property.

### **El Paso Water Utilities**

We have reviewed the property described above and provide the following comments:

1. EPWater does not object to this request

### **Water**

2. There is an existing 8-inch diameter water main extending along Airport Road, this main is located approximately 50-feet north of the northern property line. This water main is available for service.
3. There is an existing 20-inch diameter water main extending along airport Road, this main is located approximately 8-feet north of the northern property line. No direct service connections are allowed to this water main as per the EPWU-PSB Rules and Regulations.
4. EPWater records indicate there is one (1) 1-inch water service and (1) 6-inch fire line connection serving the subject property with 6369 Montana Avenue as the service address.

5. Previous water pressure from fire hydrant #1787 located at northwest corner of Airport Road and Normandy Drive, has yielded a static pressure of 80 psi, a residual pressure of 70 psi, and a discharge of 1,163 gallons per minute. The owner should, for his own protection and at his own expense shall install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the water pressure regulator device.

**Sanitary Sewer:**

6. There is an existing 18-inch diameter sewer main extending along Airport Road, this main is located approximately 55-feet west of the western property line. No direct service connections are allowed to this water main as per the EPWU-PSB Rules and Regulations.

**General:**

7. EPWater requires application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 8 to 10 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Stormwater:**

We have reviewed the property described above and provide the following comments:

8. There is an existing 18-inch diameter sewer main extending along Airport Road, this main is located approximately 55-feet west of the western property line. No direct service connections are allowed to this water main as per the EPWU-PSB Rules and Regulations. This sanitary sewer main is available for main extensions.

